



Economic & International Development Department

HISTORIC LANDMARK COMMISSION MEETING MINUTES FIRST FLOOR, COUNCIL CHAMBERS CITY 1 BUILDING, 300 N. CAMPBELL STREET DECEMBER 21, 4:00 P.M.

Mayor

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The El Paso Historic Landmark Commission held a public hearing in the First Floor Council Chambers, City 1 Building, 300 N. Campbell Street, December 21, 2015, 4:00 p.m.

The following commissioners were present:

Chairman William Helm

Commissioner Beatriz Lucero

Commissioner Randy Brock

Commissioner Edgar Lopez

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, Economic & International Development

Mr. Juan Gonzalez, Assistant City Attorney, City Attorney's Office

CALL TO ORDER

Chairman Helm called the meeting to order at 4:15 p.m., quorum present.

CHANGES TO THE AGENDA

None

PUBLIC COMMENT

Chairman Helm asked if there was anyone present who would like to comment on items not posted on the agenda. There was none.

Certificate of Appropriateness

- PHAP15-00045:** Being 16 Franklin Heights 4 & W. ½ of 5, City of El Paso, El Paso County, Texas
Location: 1108 Myrtle Avenue
Historic District: Magoffin
Property Owner: Bemity Global LLC
Representative: Jesus Jaime



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Representative District: 8
Existing Zoning: C-4/H (Commercial/Historic)
Year Built: N/A
Historic Status: N/A
Request: Certificate of Appropriateness for the construction of a new multi-family residential building
Application Filed: 11.24.15
45 Day Expiration: 1.8.16
Postponed from 12.07.2015 meeting

Ms. Velázquez gave a presentation and stated the property owner is requesting a Certificate of Appropriateness for the construction of a new multi-family residential building. Commissioners heard the initial request for Certificate of Appropriateness at the December 7th HLC meeting.

ORIGINAL DESIGN





Economic & International Development Department

At the December 7th meeting, Ms. Velázquez requested, as a modification, the applicant add architectural detail to all the secondary façades. The following are the proposed designs including the modifications requested by Ms. Velázquez.

REQUESTED MODIFIED DESIGN



Chairman Helm and Commissioner Lopez commented and/or asked questions of Mr. Michael Luciano and Mr. Tyler Lyon, property owners, Mr. Wes Gundersen, architect, and Mr. Jesus Jaime, designer.

Mr. Jaime stated he removed the cornice from the main façade.

Commissioner Lopez explained the Historic Landmark Commission recommends cornices be included in the façades.

The Historic Preservation Office recommends **APPROVAL WITH A MODIFICATION** of the proposed scope of work on the following recommendations.

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- All new construction (including detached infill and additions to existing structures) should preserve and enhance the streetscape by appropriately addressing the elements of the historic streetscape.
- Design new buildings and their features to be compatible in scale, materials, proportions and details with existing historic structures.
- The proportions of new buildings should be consistent with the dominant proportions of existing buildings.

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- *The height of a new building should conform to the height of the existing surrounding buildings.*
- *New construction with similar square-footage dwellings on similarly sized lots can have new construction the size of the average dwellings on adjacent or nearby lots of similar size.*
- *New construction on a lot must be compatible in scale, setbacks, size, massing, and materials to the adjacent properties.*
- *New construction and additions should be compatible in height and scale to attached and adjacent structures.*
- *The proportions of new buildings should be consistent with the dominant proportions of existing buildings.*
- *Architectural elements such as walls, porches, dormers, windows and doors should maintain the pattern and rhythm of the existing buildings.*
- *Existing building lines should not be disturbed by new construction, and new construction of a structure shall be flush with the existing building line.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

THE MODIFICATION IS THAT ARCHITECTURAL DETAIL BE ADDED TO ALL THE SECONDARY FAÇADES.

MOTION:

Motion made by Commissioner Lopez, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO AGREE WITH THE MODIFIED DESIGN AS SUBMITTED WITH ADDITIONAL BRICK COLUMNS AND WINDOW SURROUNDINGS, NOT SO THE ELEVATION FACING WEST WITH ADDED FAKE WINDOWS, WITH WINDOW SURROUNDS, AND JUST ADD ON THE FRONT FAÇADE ON MYRTLE AVENUE THAT BRICK CORNICE THAT WAS REMOVED.

- 2. PHAP13-00021:** Being 8 Vista Del Prado N. Pt. of 16 (425), City of El Paso, El Paso County, Texas
- Location: 9811 Socorro Road
- Historic District: Mission Trail
- Property Owner: Kelly Thomas Pacheco, George D. Thomas III, Paul Thomas
- Representative: Kelly Thomas Pacheco, George D. Thomas III, Paul Thomas
- Representative District: 6
- Existing Zoning: C-1/H (Commercial/Historic)



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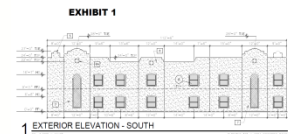
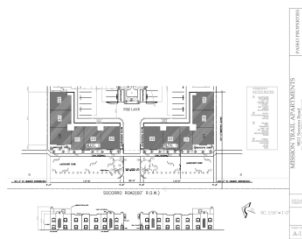
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Year Built:	N/A
Historic Status:	N/A
Request:	Reconsideration of changes to an approved Certificate of Appropriateness for construction of a multi-unit apartment complex
Application Filed:	12.11.15
45 Day Expiration:	1.25.16

Ms. Velázquez gave a presentation stating this is a reconsideration of changes to an approved Certificate of Appropriateness for construction of a multi-unit apartment complex approved by commissioners in 2013.

ORIGINAL DESIGN



20.20.020 - Definitions.

A. In addition to the definitions of Chapter 20.02, the following definitions apply only to this chapter of the code, and control if in conflict with Chapter 20.02.

3. "Alteration" means any construction or change of the exterior of a building, site or structure including, but not limited to, the erection, construction, reconstruction or removal of any structure or of an interior space designated as a landmark. Alteration shall include, but not be limited to, the changing of roofing or siding materials; changing, eliminating or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, balconies, signs or other ornamentation; the changing of paint color; re-grading; fill; imploding or other use of dynamite. Alteration shall not include ordinary repair and maintenance.

a. "Alteration, major" an alteration shall be deemed to be major if it is the kind of work, which is customarily done with the aid of plans or specifications.

b. "Alteration, minor" an alteration shall be deemed to be "minor" if it is the kind of work which is customarily done without the aid of plans and which would not substantially change the external appearance of the building, site, or structure, and if new material added does not exceed one hundred square feet of floor area.

E. Administrative Review and Approval.

1. The historic preservation officer shall review and approve, approve with modifications or deny all administrative review applications in accordance with the administrative review design guidelines, for the following types of requests:

q. Minor alterations in a non-character-defining facade and not visible from the street. Any alteration found to have a detrimental impact on the historic character of the structure or historic district shall be subject to the requirements for approval for a certificate of appropriateness as outlined in Section 20.20.130(C).



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Ms. Velázquez explained that, per the code, she would not be permitted to approve the changes administratively; therefore, the property owners have come before the commission to request approval of the modifications.

*The Historic Preservation Office recommends **APPROVAL WITH THE FOLLOWING MODIFICATION – THAT ARCHITECTURAL DETAIL BE ADDED TO THE FIRST BAY FLANKING THE ENTRANCE IN LIEU OF THE WINDOWS AND ARCHWAYS THAT WERE REMOVED FROM THE ORIGINAL PLAN.***

Per the modification, Ms. Velázquez explained, because the property is facing a main thoroughfare, the proposed structure should be compatible with surrounding structures and include architectural detail that would draw attention to it.

The Mission Trail Historic District Design Guidelines recommend the following:

- *New structures should respect the integrity of existing buildings. Existing historic structures and streetscapes need be taken into consideration before designing new infill construction. Setbacks, proportion, rhythm, and building elements should all be addressed.*
- *Setbacks help to create a unified rhythm along a street. Maintain the predominant existing building line.*
- *The proportions of new buildings should be consistent with the dominant proportions of existing buildings. Proportions of a group of structures define a pattern which is called a streetscape. Streetscapes help to establish the architectural character of a neighborhood. All new construction and additions to existing structures should preserve and enhance the streetscape.*
- *Sidewalks within the Mission Trail Historic District are limited. This is due, in part, to the fact that the area is primarily rural. Almost all of the sidewalks are made of concrete; however, other alternatives exist. Brick and stone pavers are available in a wide assortment of colors and patterns and can contribute to the overall enhancement of an area. Exposed stones and pebbles set in concrete are other possibilities to consider as well.*
- *Paved areas for driveways should be kept to a minimum. Acceptable driveway materials are concrete, asphalt or masonry.*
- *Landscaping is an inherent part of a building's siting and design. Good landscaping reinforces and highlights the architectural qualities of a structure. When new landscaping is planned, it should be designed to complement the structure and the streetscape.*
- *Socorro Road is a farm road in need of landscaping. Planting trees with a combination of shrubs and/or ground coverings can greatly enhance this road. Properly designed landscaping can set the tone for immediate and surrounding areas.*
- *Flat roofs are characteristic of Pueblo architecture. Flat roofs are also found in this district. Parapets and flat wood eaves are distinctive features of the Territorial and Victorian Townhouse styles.*
- *Appropriate masonry for the Mission Trail Historic District includes terracotta, stucco finishes, and adobe.*

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The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.*
- *Each property will be recognized as a physical record of its time, place, and use.*

After much discussion, commissioners, staff and Ms. Kelly Thomas Pacheco, applicant, decided to postpone the request to the next HLC meeting.

MOTION:

Motion made by Chairman Helm, seconded by Commissioner Lopez AND UNANIMOUSLY CARRIED TO POSTPONE AND GO BACK TO THE DRAWING BOARD AND BRING US SOME REVISED ELEVATIONS NEXT TIME FOR THE REVISIONS TO THIS BUILDING PLUS THE MATCHING FOR "C" AND THOSE THREE CHANGES WOULD BE SOME REVISED MODULATION ON THE WALL AT THE FAR END THAT IS BLANK RIGHT NOW, TO REPLACE THE WINDOWS THAT ARE GONE, THE MODULATION AND COLOR CHANGE TO THE WALL FLANKING THAT ON THE BUMP OUT, AND SOME VARIATION OF THE ARCHWAY THAT WAS ORIGINALLY PROPOSED.

- 3. PHAP15-00047:** Being 9 Sunset Heights 8 & 9 & E 6.5 Ft of 10 & S 50 Ft. of W 18.5 Ft. of 10 & S 50, City of El Paso, El Paso County, Texas
- | | |
|--------------------------|--|
| Location: | 614 W. Yandell Drive |
| Historic District: | Sunset Heights |
| Property Owner: | Keith A. Redetzke |
| Representative: | Federico Rodriguez |
| Representative District: | 8 |
| Existing Zoning: | R-4/H (Residential/Historic) |
| Year Built: | 1908 |
| Historic Status: | Contributing |
| Request: | Certificate of Appropriateness for the replacement of rotted wood as needed; installation of vinyl siding on top of wood in "sandstone;" replacement of bands with aluminum clad vinyl in "musket;" replacement of windows on rear addition with sliders |
| Application Filed: | 12.14.15 |
| 45 Day Expiration: | 1.28.16 |



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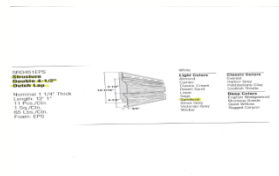
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Ms. Velázquez gave a presentation and stated the property owner is requesting a Certificate of Appropriateness for the replacement of rotted wood as needed; installation of vinyl siding on top of wood in “sandstone;” replacement of bands with aluminum clad vinyl in “musket;” replacement of windows on rear addition with sliders. All the replacement work will take place on the rear addition. The rear addition is visible from the side street and the back alley. The windows will be replaced with sliders to match. The replacement windows will be made of vinyl.



The Historic Preservation Office recommends **APPROVAL WITH MODIFICATIONS** of the proposed scope of work based on the following recommendations.

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *As with masonry, original wood finishes should be maintained where at all possible.*
- *If areas are deteriorated beyond repair they should be replaced in kind to match the original historic material compounds.*
- *Aluminum, vinyl, plywood or other synthetic sidings shall be reviewed by the HLC.*
- *However, some may be considered on an individual basis if fake wood grains are not used, the proposed material matches the existing historic material, all original detailing is left exposed, window and door trim are not covered, and any unique finishes are intact and not covered or damaged.*
- *However, if windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).*
- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted.*



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The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.*

THE MODIFICATIONS ARE THAT THE CLADDING MATERIAL BE WOOD TO MATCH THE EXISTING MATERIAL AND THAT THE INSULATION BE PLACED ON THE INTERIOR OF THE BUILDING.

Ms. Velázquez responded to comments and questions from commissioners. The rear addition is not original; it was added sometime later.

Mr. Federico Rodriguez, contractor, responded to comments and questions from the commissioners. Mr. Rodriguez explained the sandstone color is for the vinyl siding, the musket color is the for the single window slider bands.

Mr. Keith Redetzke, property owner, responded to comments and questions from the commission.

MOTION:

Motion made by Chairman Helm, seconded by Commissioner Lopez AND UNANIMOUSLY CARRIED TO APPROVE AS SUBMITTED WITH THE MODIFICATION OF CHANGING TO THE TRADITIONAL SEVEN INCH PATTERN SIDING PRODUCT AND THE REPLACEMENT OF WINDOWS AS PROPOSED.

4. PHAP15-00048:	Being 21 Sunset Heights E. 60 Ft. of 9 To 12 & E. 60 Ft. of N. 20 Ft. of 8, City of El Paso, El Paso County, Texas
Location:	900 W. Yandell Drive
Historic District:	Sunset Heights
Property Owner:	Peter Svarzbein
Representative:	Peter Svarzbein
Representative District:	8
Existing Zoning:	A-2/H (Apartments/Historic)
Year Built:	1955
Historic Status:	Non-contributing
Request:	Certificate of Appropriateness for the connection of two separate balconies, forming one, larger balcony using metal pickets to match existing
Application Filed:	12.16.15
45 Day Expiration:	1.30.16



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Ms. Velázquez gave a presentation and stated the property owner is requesting a Certificate of Appropriateness for the connection of two separate balconies, forming one, larger balcony using metal pickets to match existing.

Mr. Mike McKee, contractor, responded to comments and questions from staff and commissioners.

The Historic Preservation Office recommends that the application be postponed until a complete elevation of the new feature is submitted based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Are the original architectural details such as scroll work, balcony and porch railings, columns and cornice molding retained, repaired or replaced to match the originals?*
- *Site features that may exist on a property are swimming pools, pergolas, terraces and gardens and every effort should be made to retain those features that remain.*
- *If replacement is necessary, replace only the deteriorated element to match the original in dimension, proportion, material, texture, and detail.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- *Where the severity of deterioration required replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.*

MOTION:

Motion made by Chairman Helm, seconded by Commissioner Lucero AND UNANIMOUSLY CARRIED TO POSTPONE TO THE NEXT MEETING, PER STAFF RECOMMENDATION, TO ALLOW CONTRACTOR/PROPERTY OWNER TO PROVIDE ADDITIONAL INFORMATION.

5. Addresses of property HLC commissioners have requested that HLC staff review or investigate and provide a report to the HLC. If no addresses are submitted in advance and listed under this agenda item, commissioners may announce such addresses under this agenda item. Discussion on property announced at this meeting will take place during the next regularly scheduled meeting. December 21, 2015 deadline for HLC members to request for agenda items to be scheduled for the January 11, 2016 meeting. January 11, 2016 deadline for HLC members to request for agenda items to be schedule for the January 25, 2016 meeting.

No address requests from commissioners for staff to review or investigate.



Economic & International Development Department

HLC Staff Report

6. Update on Administrative Review Cases since the last HLC meeting for the properties listed on the attachment posted with this agenda. (See Attachment "A")

PHHR15-00207-114 Mills Avenue, Martin Building LLC (Owner) – Landmark – A request was made for the installation of ducts and exhaust hood system on rear of roof.

1. Chairman Helm asked Ms. Velázquez what the installation of ducts and exhaust system on the rear of the roof was all about.

Ms. Velázquez explained this was for the Banner Building extension for the restaurant. The owners of the property are the Martin Building LLC.

PHHR15-00211-4740 Caples, Felicitas Guerra (Owner) – Non-Contributing Property – A request was made for a complete reroof to include removal of of drip cage and replace with almond color drop edge, Shakeswood Shingles (GAF).

2. Commissioner Lucero noted typographical errors for "removeal" and duplicate "of of."

MOTION:

Motion made by Chairman Helm, seconded by Commissioner Lucero AND UNANIMOUSLY CARRIED TO APPROVE THE HLC STAFF REPORT.

Other Business – Discussion and Action

7. Approval of Regular Meeting Minutes for December 7, 2015

Chairman Helm asked commissioners if they had any additions, corrections and/or revisions.

MOTION:

Motion made by Commissioner Lucero, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR DECEMBER 7, 2015.

8. Discussion and action on letter to State Board of Review for the nomination of the Magoffin Historic District to the National Register of Historic Places

Ms. Velázquez explained at the last HLC meeting she had requested commissioners compose a letter to the State Board of Review for the nomination of the Magoffin Historic District to the National Register of Historic Places.

Ms. Velázquez read the follow draft letter into the record. She asked commissioners for any additions and/or corrections. There were none.

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December 21, 2015

Gregory Smith
National Register Coordinator
History Programs Division
Texas Historical Commission
P.O. Box 12276
Austin, Texas 78711

Dear Mr. Smith:

The Historic Landmark Commission of the City of El Paso submits this letter in support of the proposed National Register of Historic Places nomination of the Magoffin Historic District.

The Magoffin Historic District was locally designated by the city of El Paso in 1985. It was one of the first areas in the city to be so designated in order to preserve the remaining architecturally significant buildings in the area and to help restore its economic and cultural vitality. As part of the construction of the Magoffin Villas in 2009, the city agreed to prepare a National Register nomination of the district.

The Magoffin area contains a mixture of late nineteenth century residences and more recently constructed commercial and industrial structures. Traces of the neighborhood's former character are evident in the form of landmark buildings such as the Magoffin Homestead, the First Baptist Church, the Toltec Club Building, the residence at 912 Magoffin Avenue, the Lamar Apartments, and the Monastery of Perpetual Adoration. The Magoffin home is the most significant building in the district and one of the most historical in the City. The area will benefit from being listed on the National Register of Historic Places.

The Historic Landmark Commission extends its support and recommendation of the nomination because it recognizes the importance of the Magoffin Historic District.

Sincerely,
William C. Helm II, AIA, NCARB
Chairman of the El Paso Historic Landmark Commission
123 W. Mills Avenue, Suite 410
El Paso, Texas 79901

MOTION:

Motion made by Commissioner Lucero, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO APPROVE THE LETTER AS PRESENTED FOR SIGNATURE.

MOTION:

Motion made by Chairman Helm, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO ADJOURN THE HLC MEETING AT 5:36 P.M.